

**PROPERTY DESCRIPTION - PARCEL 3.00**

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF CLAY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF BROWN STREET (34' RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF DEBRA DODD ENTERPRISES (DB.81/P.16), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET AND WITH THE SOUTHERN LINE OF SAID DEBRA DODD ENTERPRISES, S 87°25'27" E, 149.93 TO A 1/2" REBAR (OLD), SAID REBAR BEING THE SOUTHWEST CORNER OF AMOS & ESSIE THOMPSON (DB.45/P.546);

THENCE, LEAVING THE EASTERN LINE OF SAID DEBRA DODD ENTERPRISES AND WITH THE SOUTHERN LINE OF SAID THOMPSON, S 87°19'12" E, 54.96 TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN LINE OF JAMES ROBERT BURNETT (DB.75/P.413), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERN LINE OF SAID THOMPSON AND WITH THE WESTERN LINE OF SAID BURNETT, S 02°37'20" W, 100.05 TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN LINE OF BILLY C. PIERCE (DB.94/P.424), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID BURNETT AND WITH THE NORTHERN LINE OF SAID PIERCE, N 87°10'38" W, 54.29 TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE EASTERN LINE OF WILLIAM ROY (JR.) & JOAN BURNETT (DB.65/P.640);

THENCE, LEAVING THE NORTHERN LINE OF SAID PIERCE AND WITH THE WESTERN AND NORTHERN LINE OF SAID BURNETT FOR THE FOLLOWING TWO (2) CALLS: 1.) N 01°26'55" E, 27.34 TO A 1/2" REBAR (OLD), AND 2.) N 87°23'19" W, 150.01 TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHERN LINE OF SAID BURNETT AND WITH THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, N 02°36'08" E, 72.47 TO THE POINT OF BEGINNING, CONTAINING 16,359 SQUARE FEET OR 0.38 ACRES BY SURVEY. ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT PERSONAL SUPERVISION OF TAYLOR L. DILLEHAY, R.L.S. # 2597, WHITTENBURG LAND SURVEYING, LLC, 214 EAST STEVENS STREET, COOKEVILLE, TENNESSEE ON AUGUST 4, 2014.

BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL E. & CHRISTINE M. FREY IN DEED BOOK 93 PAGE 336 OF THE CLAY COUNTY REGISTER'S OFFICE, CELINA, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

**PROPERTY DESCRIPTION - PARCEL 4.00**

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF CLAY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF BROWN STREET (34' RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF WILLIAM ROY (JR.) & JOAN BURNETT (DB.65/P.642), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHERN LINE OF SAID BURNETT AND WITH THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, N 02°49'12" E, 62.50 TO A 1/2" REBAR (OLD), SAID REBAR BEING THE SOUTHWEST CORNER OF MICHAEL E. & CHRISTINE M. FREY (DB.93/P.336), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET AND WITH THE SOUTHERN LINE OF SAID FREY FOR THE FOLLOWING TWO (2) CALLS: 1.) S 87°23'19" W, 150.01 TO A 1/2" REBAR (OLD), SAID REBAR BEING THE NORTHEAST CORNER OF SAID BURNETT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; AND 2.) S 01°26'55" W, 27.34 TO A 1/2" REBAR (OLD), SAID REBAR BEING THE NORTHWEST CORNER OF BILLY C. PIERCE (DB.94/P.424);

THENCE, LEAVING THE SOUTHERN LINE OF SAID FREY AND WITH THE WESTERN LINE OF SAID PIERCE, S 03°12'03" W, 35.59 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING THE NORTHEAST CORNER OF SAID BURNETT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID PIERCE AND WITH THE NORTHERN LINE OF SAID BURNETT, N 87°13'36" W, 150.43 TO THE POINT OF BEGINNING, CONTAINING 9,430 SQUARE FEET OR 0.22 ACRES BY SURVEY. ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT PERSONAL SUPERVISION OF TAYLOR L. DILLEHAY, R.L.S. # 2597, WHITTENBURG LAND SURVEYING, LLC, 214 EAST STEVENS STREET, COOKEVILLE, TENNESSEE ON AUGUST 4, 2014.

BEING THE SAME PROPERTY AS CONVEYED TO WILLIAM ROY (JR.) & JOAN BURNETT IN DEED BOOK 65 PAGE 640 OF THE CLAY COUNTY REGISTER'S OFFICE, CELINA, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

**GENERAL NOTES**

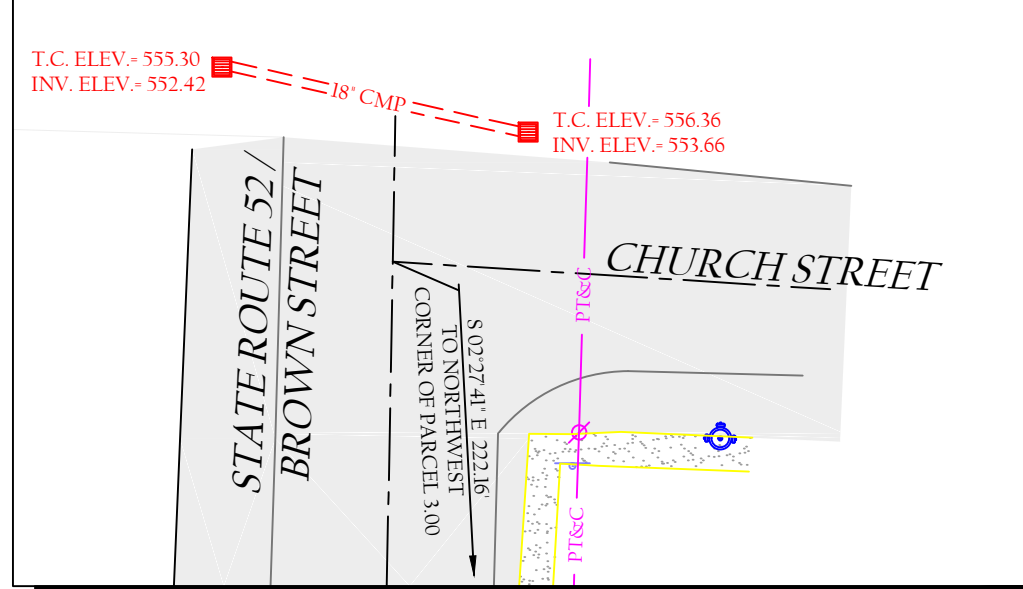
- 1) BEARING SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED FROM SURFACE MODELING TECHNIQUES.
- 3) THIS PLAN DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- 6) ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47027C002E DATED SEPTEMBER 29, 2010 NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- 7) ACCORDING TO THE MUNICIPAL ZONING ORDINANCE OF CELINA, TENNESSEE, THIS PROPERTY IS CURRENTLY C-1 CENTRAL (COMMERCIAL BUSINESS DISTRICT). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM BUILDING SETBACKS  
FRONT - NONE  
SIDE - NONE  
REAR - NONE  
\*ON LOTS ADJACENT TO A RESIDENTIAL DISTRICT, ALL BUILDINGS OR STRUCTURES SHALL BE LOCATED SO AS TO CONFORM WITH THE SIDE AND/OR REAR YARD REQUIREMENTS OF THE ADJACENT RESIDENTIAL DISTRICT.  
MAXIMUM BUILDING AREA - NONE  
MAXIMUM BUILDING HEIGHT  
A BUILDING HEIGHT OF FIFTY (50) FEET OR FOUR (4) STORIES MAY BE PERMITTED IF AUTOMATIC SPRINKLER SYSTEMS AND DRY STAND PIPES WITH EXTERNAL FIRE DEPARTMENT CONNECTIONS ARE PROVIDED. NO OTHER STRUCTURE SHALL EXCEED THIRTY-FIVE (35) FEET OR THREE (3) STORIES IN BUILDING HEIGHT.  
PARKING REQUIREMENTS  
ONE (1) SPACE PER TWO HUNDRED AND FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA. ONE (1) SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS ONE (1) SPACE PER VEHICLE USED IN THE OPERATION.

8) THERE ARE NO ENCROACHMENTS ON SUBJECT PROPERTIES.

9) THIS SURVEYOR HAS BEEN PROVIDED WITH A COPY OF FIDELITY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. F137572, WITH AN EFFECTIVE DATE OF JUNE 10, 2014 AT 8:00 A.M.

SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED NO SURVEY RELATED EXCEPTIONS.

**DETAIL 'A'**



**PROPERTY DESCRIPTION - PARCEL 5.00**

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF CLAY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF BROWN STREET (34' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF WILLIAM ROY (JR.) & JOAN BURNETT (DB.65/P.640), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET AND WITH THE SOUTHERN LINE OF SAID BURNETT, S 87°13'36" E, 150.43 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE WESTERN LINE OF BILLY C. PIERCE (DB.94/P.424), AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERN LINE OF SAID PIERCE AND WITH THE WESTERN LINE OF SAID PIERCE, S 03°12'03" W, 64.58 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING THE NORTHEAST CORNER OF ANDREW & JOYCE DAVIS (DB.49/P.447), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID PIERCE AND WITH THE NORTHERN LINE OF SAID DAVIS, N 87°23'19" W, 150.00 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHERN LINE OF SAID DAVIS AND WITH THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, N 02°49'12" E, 62.50 TO THE POINT OF BEGINNING, CONTAINING 9,732 SQUARE FEET OR 0.22 ACRES BY SURVEY. ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT PERSONAL SUPERVISION OF TAYLOR L. DILLEHAY, R.L.S. # 2597, WHITTENBURG LAND SURVEYING, LLC, 214 EAST STEVENS STREET, COOKEVILLE, TENNESSEE ON AUGUST 4, 2014.

BEING THE SAME PROPERTY AS CONVEYED TO WILLIAM ROY (JR.) & JOAN BURNETT IN DEED BOOK 65 PAGE 642 OF THE CLAY COUNTY REGISTER'S OFFICE, CELINA, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

**PROPERTY DESCRIPTION**

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF CLAY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF BROWN STREET (34' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF DEBRA DODD ENTERPRISES (DB.81/P.16), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET AND WITH THE SOUTHERN LINE OF SAID DEBRA DODD ENTERPRISES, S 87°25'27" E, 149.93 TO A 1/2" REBAR (OLD), SAID REBAR BEING THE SOUTHWEST CORNER OF AMOS & ESSIE THOMPSON (DB.45/P.546);

THENCE, LEAVING THE EASTERN LINE OF SAID DEBRA DODD ENTERPRISES AND WITH THE SOUTHERN LINE OF SAID THOMPSON, S 87°19'12" E, 54.96 TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN LINE OF JAMES ROBERT BURNETT (DB.75/P.413), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE, LEAVING THE WESTERN LINE OF SAID BURNETT AND WITH THE NORTHERN AND WESTERN LINE OF SAID PIERCE FOR THE FOLLOWING TWO (2) CALLS: 1.) N 87°10'38" W, 54.29 TO A 1/2" REBAR (OLD), AND 2.) S 01°26'55" W, 27.34 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING THE NORTHEAST CORNER OF ANDREW & JOYCE DAVIS (DB.49/P.447), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID PIERCE AND WITH THE NORTHERN LINE OF SAID DAVIS, N 87°23'19" W, 150.00 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHERN LINE OF SAID DAVIS AND WITH THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET FOR THE FOLLOWING TWO (2) CALLS: 1.) N 02°49'12" E, 127.50 TO A 1/2" REBAR (OLD), AND 2.) N 02°36'08" E, 72.47 TO THE POINT OF BEGINNING, CONTAINING 35,517 SQUARE FEET OR 0.82 ACRES BY SURVEY. ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT PERSONAL SUPERVISION OF TAYLOR L. DILLEHAY, R.L.S. # 2597, WHITTENBURG LAND SURVEYING, LLC, 214 EAST STEVENS STREET, COOKEVILLE, TENNESSEE ON AUGUST 4, 2014.

BEING THE SAME PROPERTY AS CONVEYED TO MICHAEL E. & CHRISTINE FREY IN DEED BOOK 93 PAGE 336, AND BEING THE SAME PROPERTIES CONVEYED TO WILLIAM ROY (JR.) & JOAN BURNETT IN DEED BOOK 65 PAGE 640, AND DEED BOOK 65 PAGE 642 OF THE CLAY COUNTY REGISTER'S OFFICE, CELINA, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

**SURVEYOR'S STATEMENT**

TO:  
3D BOOTHANDLE, LLC, a Georgia Limited Liability Company  
RENASANT BANK  
FIRST AMERICAN TITLE INSURANCE COMPANY

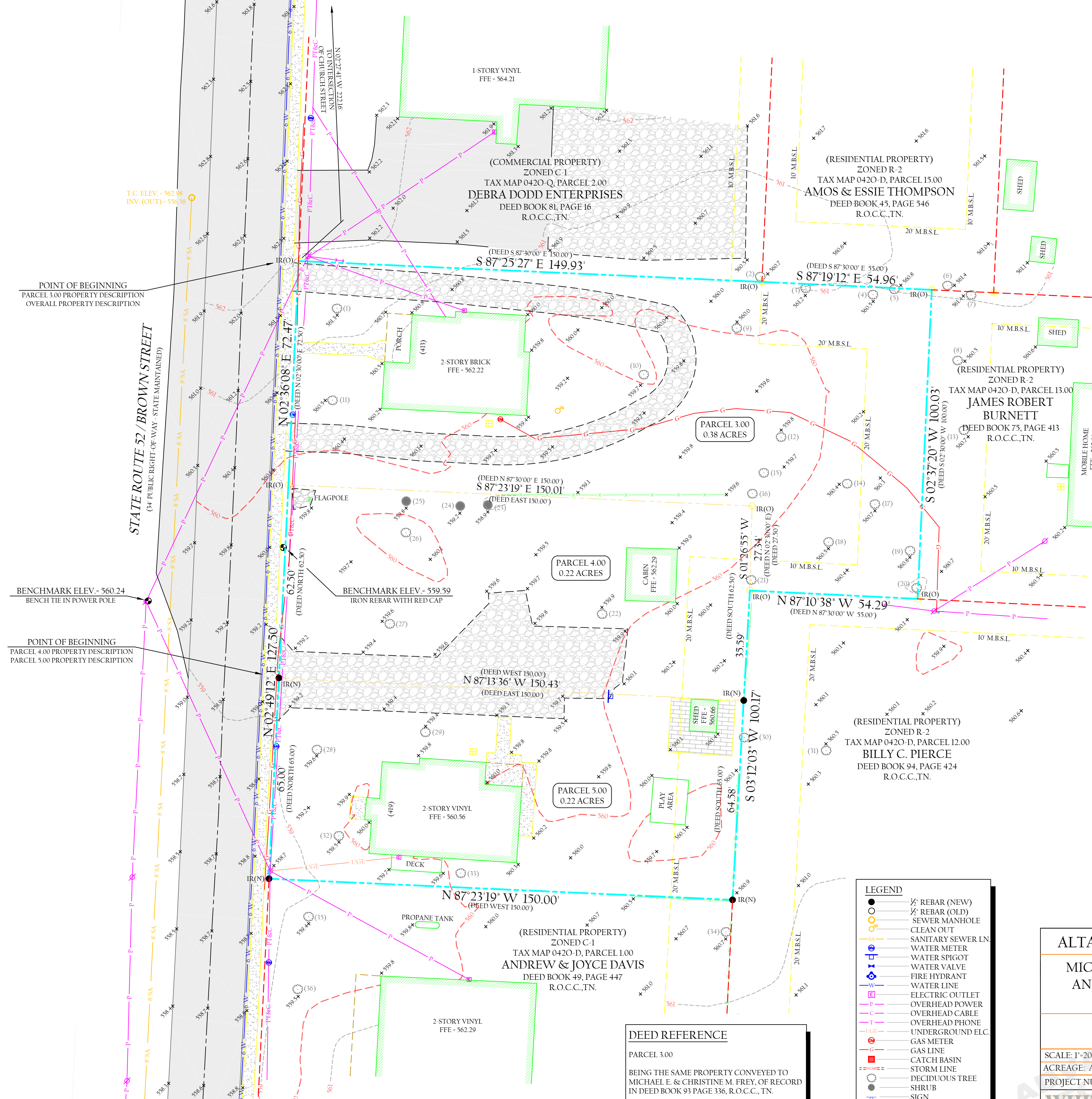
THIS IS TO CERTIFY THAT:

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(B), 8, 9, 10(B), 11, 14, 16, 19, 20(A), 20(B), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2014.
2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3 AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

WHITTENBURG LAND SURVEYING, LLC.  
BY: \_\_\_\_\_ RLS TENN. NO. \_\_\_\_\_  
SURVEYOR  
DATE: \_\_\_\_\_  
DATE OF LAST REVISION: \_\_\_\_\_

\*SEE DETAIL 'A' FOR LOCATIONS OF NEAREST STORM STRUCTURES AND FIRE HYDRANT\*



**PARCEL AREA TABLE**

PARCEL 3.00 AREA - 16,355 SQ. FT. OR 0.38 ACRES+
PARCEL 4.00 AREA - 9,430 SQ. FT. OR 0.22 ACRES+
PARCEL 5.00 AREA - 9,732 SQ. FT. OR 0.22 ACRES+
<b>TOTAL AREA = 35,517 SQ. FT. OR 0.82 ACRES+</b>

**PARCEL REFERENCE**

BEING ALL OF PARCELS 3.00, 4.00 & 5.00 AS SHOWN ON CLAY COUNTY TAX MAP 0420, GROUP Q

**DEED REFERENCE**

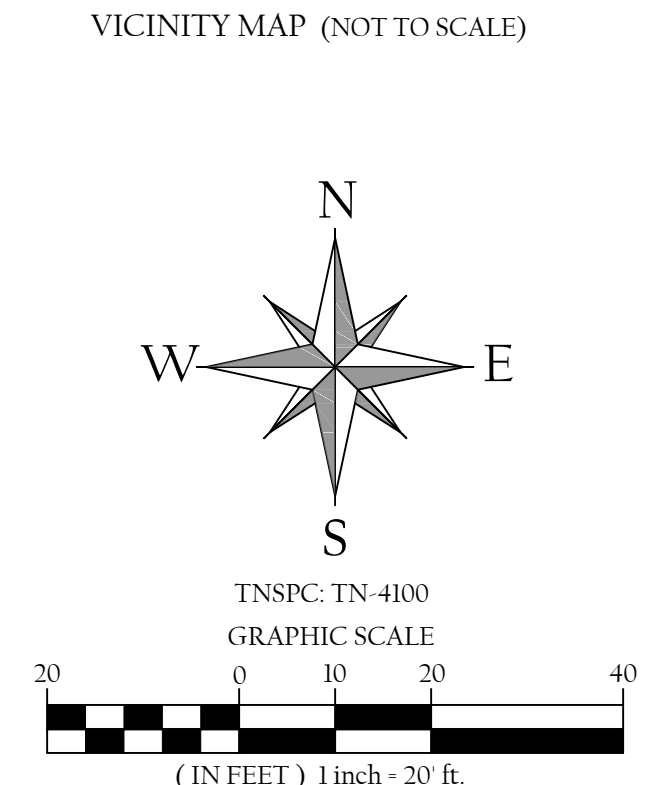
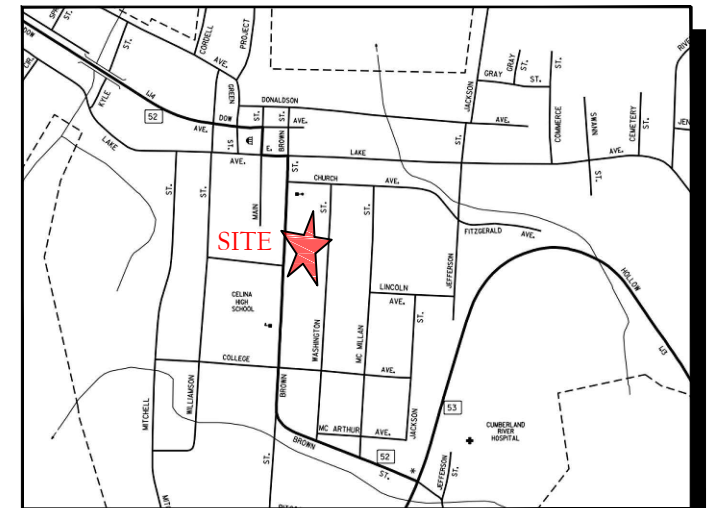
PARCEL 3.00  
BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. & CHRISTINE M. FREY, OF RECORD IN DEED BOOK 93 PAGE 336, R.O.C.C., TN.

PARCEL 4.00  
BEING THE SAME PROPERTY CONVEYED TO WILLIAM ROY (JR.) & JOAN BURNETTE, OF RECORD IN DEED BOOK 65 PAGE 640, R.O.C.C., TN.

PARCEL 5.00  
BEING THE SAME PROPERTY CONVEYED TO WILLIAM ROY (JR.) & JOAN BURNETTE, OF RECORD IN DEED BOOK 65 PAGE 642, R.O.C.C., TN.

**LEGEND**

- REBAR (NEW)
- REBAR (OLD)
- SEWER MANHOLE
- CLEAN OUT
- SANITARY SEWER LN.
- WATER METER
- WATER SPIGOT
- WATER VALVE
- FIRE HYDRANT
- WATER LINE
- ELECTRIC OUTLET
- OVERHEAD POWER
- OVERHEAD CABLE
- OVERHEAD PHONE
- UNDERGROUND ELEC.
- GAS METER
- GAS LINE
- CATCH BASIN
- STORM LINE
- DECIDUOUS TREE
- SHRUB
- SIGN
- FENCE LINE
- BUILDING LINE
- OVERHANG
- GRAVEL LINE
- BENCHMARK
- SPOT ELEVATION
- CONTOUR
- CONTOUR INDEX
- CONCRETE AREA
- GRAVEL AREA
- ASPHALT SURFACE



**TREE TABLE**

NO.	SIZE & SPECIES
1	18" BRADFORD PEAR
2	10" BUCKEYE
3	16" CHESTNUT
4	14" POPLAR
5	26" CHESTNUT
6	10" CHESTNUT
7	13" CHESTNUT
8	16" POPLAR
9	20" ELM
10	36" MAPLE
11	18" BRADFORD PEAR
12	20" ELM
13	10" MAPLE
14	16" HICKORY
15	20" BUCKEYE
16	20" ELM
17	20" HICKORY
18	16" MAPLE
19	12" HICKORY
20	30" MAPLE
21	36" MAPLE
22	8" CHERRY
23	SHRUB
24	SHRUB
25	SHRUB
26	20" MAPLE
27	16" BRADFORD PEAR
28	14" BRADFORD PEAR
29	4" DOGWOOD
30	30" LOCUST
31	30" BRADFORD PEAR
32	6" WEEPING CHERRY
33	6" CHERRY
34	16" HICKORY
35	18" BRADFORD PEAR
36	18" BRADFORD PEAR

**ALTA/ACSM LAND TITLE SURVEY**

MICHAEL E. & CHRISTINE M. FREY  
AND WILLIAM ROY (JR.) & JOAN BURNETTE PROPERTIES

413 AND 419 BROWN STREET  
3rd CIVIL DISTRICT, CLAY COUNTY  
CELINA, TENNESSEE

SCALE: 1" = 20' TAX MAP 0420-Q, PARCELS 3.00, 4.00 & 5.00  
ACREAGE: AS SHOWN PL TLD Gk BV  
PROJECT NUMBER: 14-304 DATE: 05-01-2014 SHEET 1 of 1

**WHITTENBURG LAND SURVEYING**

Ph: 931.528.5263  
Ph2: 931.526.9000  
Fax: 931.526.7505

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